



**ZONING ADMINISTRATOR
PARCEL REVIEW COMMITTEE
ACTION AGENDA
WEDNESDAY, NOVEMBER 1, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Placer County Administrative Center – Tahoe City, 775 North Lake Boulevard, Tahoe City. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 775 North Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
1:30 p.m.	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

1:30 p.m. SW APPROVED	VARIANCE (PLN17-00307) PADEN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Carol Paden for the approval of a Variance to allow for the reconstruction of the existing snow damaged garage on the existing foundation located eight feet (8') from the front property line whereas a 20 foot setback is required and the eave to be located four feet (4') from the front property line whereas five feet (5') is required and consider the eave of the garage to be located one inch (1") from the side property line whereas an eave is allowed to project no more than two and a half feet (2- ½') from the side property line. The Variance would acknowledge the existing encroachments and allow repair/reconstruction of the damaged garage. The subject property, Assessor's Parcel Number 083-310-018-000, comprises approximately .3138 acres, is currently zoned Residential and is located at 1110 Big Pine Drive, in the Tahoe City area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.030 Class 1 – Existing Facilities. The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530)581-6288 or by email at swydra@placer.ca.gov.</p>
1:40 p.m. SB APPROVED	MINOR USE PERMIT (PLN17-00301) MOTHER'S NATURE'S INN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners of Mother Nature's Inn, Fred & Carol Wickman, for the approval of a Minor Use Permit to allow for the conversion of 8 existing motel units into 8 employee housing units. The subject property, Assessor's Parcel Number 094-080-005-000, comprises approximately .26 acres, is currently zoned Mixed-Use (Greater Tahoe City) and is located at 551 North Lake Blvd., in the Tahoe City area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – (Existing Facilities)). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov.</p>
<p style="text-align: center;">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
1:50 p.m. APPROVED	MINOR LAND DIVISION (PLN17-00081) TC2 DUPLEX CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Sutter Capitol Group, for the approval of a Minor Land Division to create a condominium of the two existing residential units. The subject property, Assessor's Parcel Number 094-150-007-000, comprises approximately .23 acres, is currently zoned 001A - Tahoe City Community Plan and is located at 1355 North Lake Blvd., in the Tahoe City area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – (Existing Facilities)). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov.</p>